

Professional Curriculum Vitae

Spiderman Scott Mulholland CMA EDIC CMR CDDC CIEC

CIEC # 02538 CSMI # 066, CMRT # P0702-9, EDI # FL003, AWCI # 199233, CCI-CCP # 5379, CSCR # 1784 CDDC # FL0001



Areas of Expertise:

- 3rd party quality control and inspections
- Building science and research
- Construction failures and forensic analysis
- Restoration of building envelope construction
- Exterior moisture intrusion investigations
- Environmental (mold) investigations and remediation
- New construction plans and review/building envelope commissioning
- ASTM field testing and analysis for new/existing construction
- Laboratory analysis for product/material testing and controls
- Stucco, eifs, masonry, concrete, wood, metal cladding systems
- Laboratory testing, ITA protocols, ASTM, R&D, Chinese drywall I/R
- Expert witness reporting and testimony
- (SWAT) law enforcement certified sniper/rapel training P/T
- Building envelope remediation design/performance/PM services

Forensic Investigator & Consultant
U.S. Building Consultants Incorporated
U S Building Laboratories Incorporated

Partial list of schooling, licensing, certifications, and training:

- State licensing Board Alabama General Contractor License #22648 (inactive)
- State license Florida General Contractor Corporate holder (inactive)
- Passed Florida State Block Exam for Certified General Contractor 2008 (status-pending)
- State licensed Roofing Contractor Corporate holder (inactive) #162401
- Certified Indoor Environmentalist Consultant (CIEC) September 2006 Certification # 02538
- Board certified CIEC through the IAQA Certified#0702026
- Certified Chinese Defective Drywall Consultant (CDDC) Building Envelope Science Institute –Board of Directors, Instructor for certification, educational committee member Cert. #FL0001 Sept. 2009
- Indoor Air Quality Technician Mainstream Engineering Certification 53252C71B665BEDC1
- Certified Building Envelope Inspector for the Exterior Design Institute Pass exam 94% October 2006
- Certified HVAC Technician Mainstream Engineering EPA Clean Air Section 608 Required by 40CFR part 82,subpart F Certification # 848871EA13EFBEDC1
- Certificate in Education for Building Science In Construction Orlando Florida November 2006
- Certified Construction Inspector Badge #5379, Certification date April 97
- Certified by STO Corporation Technical Training Cert# 95JW383 July 95
- Certified STO Concrete Restoration Division Cert#1784 March 95
- Certified Building Envelope Inspector level II Exterior Design Institute 2007 Current Status.
- Parex Inc Trained June 94
- Certified National Moisture Free Warranty Program 2000
- Certified Construction Project Manager, May 97 (CCP designation)
- Dual-Certified Third Party EIFS Inspector through Exterior Design Institute Certificate #FL003 July 96
- Association of Wall and Ceiling Industry Certification #AWCI99233 (exp. 12/31/05)
- Environmental Training P96.1 through American Indoor Air Quality Council 1994
- Certified Indoor Air Quality Council Technician Course "ABIH" approval #022868 Sept 02
- Certified Mold Remediation Technician CMR Designation #P0702-9 Score 92% final exam 2001
- Finestone Certification #9306 December 97

Corporate Headquarters: 1722 NW 80th Blvd. Suite 70 Gainesville, Florida 32606
Office: (352) 505- 6771 Toll Free (888) 44 USBCI Fax: (321) 244-0228
SPIDERMAN@USBCINC.COM WWW.USBCINC.COM

Fort Lauderdale, Florida - Orlando, Florida - Pensacola, Florida - Tallahassee, Florida - Tampa, Florida

- Trained HVAC and the Indoor Environment Sept 02 (AIACC)
- Dryvit Approved and Trained 94
- Certified Moisture Intrusion and Analysis (EDI certification) 1996-present #FL003MA
- Certified Waterproofer (NAWSRC) since 1996 - 2002
- Certified in Protocol 96.1 Indoor Air Quality Testing Certification Course #04A0401-1 August 96
- Certified Structural Masonry Inspector Dec 97 #MAS066
- Master Certificate in Masonry Construction, Practical Principles and Water Resistance, Troubleshooting and Repair Jan. 98
- Trained in EIFS Remediation by the NAHB Research Center April 99
- Additional training and certification for products and materials for building envelope construction in roofing, waterproofing, below grade, cladding, doors, window, concrete, coatings, epoxy applications, and membranes.

University of Wisconsin College of Engineering

Department of Engineering for Professional Development

- Preventing and detecting deficiencies in design and construction documents 2004
- Low slope roofing systems, built up, single ply, metal, polyurethane, and foam roofs 2006
- Masonry design/construction diagnosing masonry problems 2002
- Preventing/solving moisture related problems in buildings 2002
- Waterproofing and moisture control in building assemblies 2002
- Construction management techniques and procedures 2000
- Construction inspection and quality control of building construction 2001
- Dealing with mold related problems in buildings 2002

Education and Military Service USMC:

Mr. Mulholland is a graduate from Los Angeles Adult Community College. From 1979 to 1983 he served in the United States Marine Corps. He graduated fourth in his class from Marine Corps Sniper School and served as an instructor. Mr. Mulholland graduated as an officer of the Provost Marshal in the Philippines in 1980 and took additional education offered by the military which included Counter Guerrilla Operations, Terrorist Tactics, Marine NCO School, Squad Leader, Small Arm Expert School, and Ft. Bragg. He also successfully completed Jungle Environmental Survival Training (JEST).

Mr. Mulholland received additional training and education in Korea at the three-month Mountain Warfare School in 1981 and also at Pisgah National Forest in North Carolina for mountain climbing and rope tying in 1982. Mr. Mulholland was also educated in California and Japan for Spy Rigging, Insurgents Training, Tactical Operations, and Aerial Assaults. He received specialized education in the S-2 Intelligence field and Surveillance Target Acquisition team (STA). Security clearance – updated to secret

After leaving the United States Marine Corps, Mr. Mulholland spent over 20 years as a business owner in the waterproofing, restoration and construction industry. His education and training is extensive and focuses on quality control, forensic studies, building science and failure analysis. Prior to becoming a full time consultant, Mr. Mulholland's corporation formerly held a license as a general contractor, roofing contractor, and performed full-scale waterproofing and restoration services for residential, commercial, and high-rise buildings for over twenty years.

Mr. Mulholland also has on-going education with the University Of Wisconsin College Of Engineering. Mr. Mulholland has additional education with the NAHB research center for EIFS remediation and is pursuing his education in building science, laboratory analysis, building commissioning, and construction quality control management.

Mr. Mulholland also has education and training through many manufacturers and has flown around the country going through educational courses for products, materials, and application in the waterproofing and restoration industries. Mr. Mulholland's most important education comes from his on-the-job experience in which he has spent over 20 years running and managing a multimillion dollar corporations.

Spiderman S. Mulholland work experience in the Construction industry:



2009 to the present: Building Envelope Science Institute

Building Envelope Science Institute, Inc.

Responsibility: On the board of directors, assist in research and development of products and materials, certification and educational committee member.

Services include: *Certification courses on products, materials, inspections, and remediation. Building envelope Inspector training Level 1,2,3,4, research and development with new construction products and materials, board review of technological advances with building envelope materials and associated issues, case study analysis, LEED certified information, building envelope commissioning studies, building construction online library and resource center, buildings science technology research, NEW- training and certification courses for both inspectors, consultants, project managers, and remediation contractors for Chinese drywall, CDDI, CDDC, CDDPM, and CDDR designations.*

(BESI has launched a national effort to assist with building envelope problems and crisis support. The board of directors are committed to helping the construction industry advance in new technological advancements while maintaining good sound proven and tried principles. BESI is just now putting in place the structure for support in the construction industry. If you're interested in becoming a part of the institute and its efforts, contact BESI at 1-888-448-7224



2009 to the present: Laboratory Testing and Analysis

U S Building Laboratories, Inc.

Responsibility: includes conducting forensic testing and analysis on construction materials and products in the lab.

Services include: *ITA system protocols and ASTM laboratory analysis for building envelope components for pre-construction and post-construction evaluation and performance, testing of failed building envelope waterproofing, roofing, exterior cladding, doors and windows, concrete material failures, environmental testing and analysis, toxic Chinese drywall testing and analysis for inspection and remediation protocols including stabilization, Chinese drywall chamber testing and exploratory investigative testing and analysis, research and development, building envelope commissioning research, experimental testing for life cycle and energy efficiencies.*

USBLI is working under contract and in conjunction with many other laboratories across the U S including Analytical Research Systems Inc. of Gainesville and the University of Florida toxicology, analytical, and nuclear departments for testing of construction products and materials.



2005 to the present: Senior Forensic investigator/Consultant

U S Building Consultants, Inc.

Responsibility: includes conducting forensic investigations, project management, environmental studies, and analysis for the construction industry.

Services include: *Moisture intrusion, forensic / diagnostics, inspection, laboratory analysis, ASTM field testing, hydrodynamic and hydrostatic water testing, material sample testing and analysis, waterproofing and restoration reviews for building envelope construction, failure analysis, third party consulting, expert witness, contract administration, material specification and selection, roofing and waterproofing inspection, infrared thermography, specifications and blue print waterproofing reviews (prior to construction), environmental protocols, testing, and laboratory microbial analysis (IAQ) for commercial buildings. Reserve studies, annual inspections for preventive maintenance, training and teaching (power point presentations) in waterproofing building envelope construction.*



2003- 2005 Senior Forensic Investigator & Consultant

Bennett Shuman Architectural Firm Pensacola, Florida

Responsibility: Included heading up the forensic investigation and analysis side of the firm.

Relocated to Gainesville Florida in December 2004 to open multiple offices across the state with company headquarters positioned geographically in the center of the state.



1987-2003 Principal/CEO of Spiderman's Professional Services, Inc

1991-2003

Principal/CEO of ITA Systems & Consultants, Inc

1999-2003

Principal of Leakwatch Systems Inc

Mr. Mulholland was the Principle/CEO of 3 Florida based corporations prior to joining the Bennett Shuman Architectural firm. He managed and operated the corporate offices in Pensacola, Florida. The company's structures had many divisions including waterproofing, restoration, concrete repairs, roof repairs, remediation of complete building envelope components, inspection, testing, and analysis, diagnostics, consulting, indoor air quality, building maintenance, and a technology and training division. He supervised approximately 40-50 full-time employees, additional support staff, and sub-contractors.

Mr. Mulholland's experience involves all types of construction but primarily focuses on building envelope water intrusion, environmental analysis, forensic investigations, quality control and building science and research. Mr. Mulholland has extensive experience in building envelope moisture and environmental investigation, forensic failure analysis and remediation protocols. He has been recognized as a national consultant and specialist in the areas of stucco and EIFS systems regarding design, application, and investigative work. Mulholland has been recognized by fortune 100 companies for his unique specialty in forensic Investigation and Analysis of commercial buildings. He has additional experience in studies dealing with contract administration, quality control, construction management, legal issues in construction, and testifies as an expert witness in his fields of expertise.

Mr. Mulholland has been additionally listed as an expert witness in ASTM's Directory of Scientific and Technical Consultants and Expert Witnesses, the Lawyer's Desk Reference, the National Forensic Center, National Consultants Referral, Inc., Technical Network Services, and the American Arbitration Association. Spiderman also holds memberships and/or office (some formerly) in the following: Mulholland officially closed the construction side of the business and went full time consulting starting in 2003.

Spiderman's involvement in the industry and Professional Affiliations (former and current):

- 2009 Building Envelope Science Institute, Board of Directors, Instructor for certification programs, educational committee.
- 2009 Chairman of the Board of Directors for the Defective Drywall in America Work Group (DDIA) for Chinese and defective drywall. Helped design/produced/ and instruct for the national certification protocols for inspection, project management, consulting, and remediation of Chinese/defective drywall in residential, commercial and high rise buildings.
- 2009 Worked with the Florida Task Force (Florida Operations Drywall Incident Management Team (IMT) for operation drywall which included eight departmental agencies headed up by Mike McHargue, plans Section Chief and David Krause Ph.D, MSPH, CIH State Toxicologist for the Florida Department of Health
- 1996-2009 Exterior Design Institute, Former President, Former Vice President, Former Chairman of the Board of Governors, Developer and Instructor of their Moisture Intrusion and Analysis Certification Course, Certified Third Party Stucco/EIFS Inspector, Certified Moisture Intrusion and Analysis for Building Envelope Construction. Certified and trained Inspectors across the nation for over 12 years with EDI. Current status: instructor and training.
- American Walls & Ceilings International - Certified Third Party Stucco/EIFS Inspector
- National Association of Waterproofing Contractors, Certified Waterproofer, Secretary/Treasurer 1997, Board of Directors 1996, Chairman of their committee that developed their national Above Grade Waterproofing Certification Program, technical column writer in their monthly magazine 1994-1996
- EIFS Industry Manufacturer's Association, Education Committee 1996-1998 and Technical Committee 1998.
- Association of Construction Inspectors, member with Certified Construction Inspector (Badge #5379) and Certified Construction Project Manager designation
- American Society of Testing and Materials (ASTM)-serves on the E-6.58 Performance/Standards for EIFS, E-6.51.11 Standards/Practices for Installation of Exterior Windows, Doors and Skylights, C-24 Building Seals, Sealants, and Waterproofing committees, and formerly E-6 Performance of Buildings and C-11 Gypsum and Related Building Materials and Systems (includes EIFS) Committees, expert witness, speaker. Expert panelist at their 1999 workshop entitled "Investigation and -Remediation of Water-Related Problems on EIFS-Clad Wood-Framed Buildings."
- Helped institute the first task group on Chinese drywall inspections within the SubCom - E06.41 with Rob Thomas, E06.58 chairman. Mulholland will work on upcoming committees for both Inspection, testing, and remediation standards that will follow over the next several years.
- Construction Specifications Institute, former Editor of bi-monthly newsletter, Former Vice President of Pensacola Chapter, Speaker
- American Arbitration Association, Member
- National Forensic Center, Member
- Southern Building Code of Congress International, Member
- National Association of Home Builders, Member
- Community Associations Institute, Member, Speaker
- Builders Association-North Central Florida, Member, Speaker
- National Association of Home Builders, member.

Publications (a partial list):

Mulholland is the author of three (3) national certification programs for BESI, EDI and NAWSRC (please see Experience heading along with articles and training seminars for the construction industry).

- Book on Chinese Drywall Forensic Investigation and analysis - published September 2009
- The Wet Look, An Investigator Offers His Point of View on EIFS and the OSB Factor, Walls & Ceilings Magazine, Feb 2000
- Update on Synthetic Stucco, Florida Builders & Remodelers News, Jan. 1997
- Former monthly contributor to NAWC Foundation News publications: Polyurethane Sealant (10/96),
- Waterproofing Technology-Becoming Aware of IAQ Problems in the Nineties (9/96),
- Going Hi-Tech with Moisture Meters, Scanners and Infra-Red Technology (8/96),
- Proper Sealant Application for EIFS (Synthetic Stucco) (4/96),
- Maintenance of the Building Envelope (3/96),
- Leaks in Brick Masonry (2/96),
- What Above EIFS (Synthetic Stucco) (7/95),
- Rappelling and Staging Equipment (5/95),
- Application Practices of Waterproofing Coatings (5/95),
- The Company's Backbone (4/95),

- Nearing Completion, the Above Grade Certification Program (2/95),
- Preparation of Waterproofing Products (10/94),
- Inspection Techniques When it Rains (3/94).

Published PowerPoint presentations for AIA and the construction industry (a partial list):

Titles include:

- Building envelope failures
- Design & detailing of building components
- Why buildings leak and how to stop it
- Diagnosing problems, failure analysis of construction projects
- Forensic investigations with case histories
- Inspecting and analyzing mold and mildew problems
- Straight talk to contractors
- Straight talk to architects
- Understanding waterproofing methodology
- Building sealants and their performance
- Properly installing stucco and EIFS
- Properly installing masonry
- Professional restoration of homes and buildings
- How to detect mold in buildings
- Building science methodology
- Forensic investigation of building envelope failures
- MOLD problems & solutions
- Introduction into waterproofing & design
- Understanding water intrusion issues
- Stucco, EIFS investigation and remediation
- Restoration of building envelope components
- Roofing system failures, what to look for
- Building envelope commissioning processes
- Toxic Chinese drywall crisis- inspection/remediation strategies
- Overview of history and facts on Chinese/defective drywall
- Forensic analysis studies and testing on defective Chinese drywall

Speaking and lecturing (a partial list):

- Speaker at a number of town hall meetings across the state of Florida for Chinese drywall and investigative studies 2009
- Construction Owners Association of America (COAA), national conference. Invited by the University of Florida Facilities, Planning and construction. Spoke on Building Envelope Commissioning, environmental concerns, toxic Chinese drywall, and current construction industry direction 2009.
- Main speaker and conference coordinator for the State of Texas Association of Real Estate Inspectors (TAREI) 2004 San Antonio Texas Marriott River Center
- Main Speaker for AIA Alabama State Seminar 2002
- Main Speaker BA-NCF Commercial Building Council Gainesville Florida 2006
- State of Louisiana AIA Conference "Waterproofing Design and Protection of the Building Envelope" (October 2000)
- Expert speaker for Mealey's National Toxic Mold Conference in Palm Springs Florida 2002.
- CSI & AIA Workshop, Baton Rouge, LA, "Investigating Building Envelope Waterproofing Failures & Design" (Sept 1999)
- CSI Mobile Chapter, "Exterior Finishes and Waterproofing" (May 1999)
- Served on panel of experts at ASTM's E06 Workshop on "Investigation and Remediation of Water-Related Problems on EIFS-Clad Wood-Framed Buildings", Seattle, WA (Apr 1999)
- CAI State Conference, Power Point presentation on "Exterior Finishes and Waterproofing", Destin, FL (Apr 1999)
- CAI "Waterproofing the Building Envelope", Destin, FL (Jul 1998)
- Florida Dept of Health, Indoor Environmental Quality Seminar "IAQ & Building Leaks" (Jun 1998)
- CSI "Waterproofing Design and the Building Envelope", Baton Rouge, LA (May 1998)

- CSI "EIFS Workshop & Product Show", Jackson, MS, main speaker, (Mar 1998)
- Public Service Seminar, Fort Walton Beach, FL "EIFS and Stucco, Care and Maintenance" (Feb 1998)
- EDI - Presentation "Dow Corning Sealants and EIFS Restoration Techniques" (Nov 1997)
- AIA, Wilmington NC Chapter Seminar "Preventing & Stopping Building Leaks" (Nov 1997)
- North Carolina Lathe & Plaster Assoc. "Leaks in Stucco & EIFS Structures (Nov 1997)
- IAQ Association's Sick Building Symposium "How Buildings Leak and Why" (Nov 1996)
- Exterior Design Institute Third Party EIFS Inspection Certification "Proper Sealing of EIFS Segment" 1996
- Exterior Design Institutes "Moisture Analyst Training and Certification" (1996-2001 taught three- four seminars per year nationwide)
- Main Speaker at BA-NCF Commercial Building Council Gainesville Florida 2009
- NW Fla. Home Builders Assoc. "Protecting Synthetic Stucco from Water Damage" (May 1996 and May 1997)
- Building Industry Assoc. of Okaloosa/Walton "Protecting Synthetic Stucco from Water Damage" (Aug 1996)
- NAWC seminar "Hi-Tech Diagnostic Equipment in Above Grade Waterproofing" (Oct 1996)
- NAWC seminar "New Developments in Above Grade Waterproofing" (Mar 1996)
- Contractors seminar sponsored by Anderson Windows "Costly and Expensive Leaks" (Feb 1995)
- AIA Seminar "Why Buildings Leak and Design Prevention Standards" (1994)
- Regional EIFS Symposium hosted by the Alabama EDI Governor and Members (Feb 2000)
- Regional Terminix Meeting & Educational Seminar (Feb 2000)

Expert Witness Cases:

Mr. Mulholland has been involved in several hundred litigation cases and has been qualified as an expert witness and testified in multiple states throughout the U.S. for almost two decades. He is easily qualified as an expert witness and has represented clients on all sides of the construction industry from building owners, insurance companies, architects, developers, contractors, subcontractors, and material manufacturers regarding his expertise in the field of forensic investigations, failure analysis, environmental testing and analysis, and building science for the construction industries. For a full list of his cases and expert witness qualification, please contact USBCI main offices in Gainesville, Florida.

For additional information go to WWW.USBCINC.COM